**J.R. Hopper & Co Auctions**

**Conditions of Sale**

1. The highest bidder in time to be the purchaser. The Auctioneer however reserves the right to bid, to accept or refuse any person bidding or biddings and to withdraw, divide, or rearrange any lot, and should any dispute arise between two or more bidders respecting any lot, the lot in dispute to be put up again and resold.
2. The advance upon the bidding to be regulated by the Auctioneer and no biddings to be retracted or withdrawn after it has been given. Purchasers to give their names and addresses.
3. Each lot to be at the purchases risk from the fall of the hammer and to be removed with all faults, defects and errors of description at the expense of the purchaser at the close of sale.
4. In all cases of transfer, the original purchaser to be responsible for the purchase money.
5. No person will be allowed to remove any lot, except by showing to the person employed to deliver the said lot, an account from the clerk at the sale.
6. The Auctioneers commission is 12.5% + VAT.
7. If any purchaser fails to comply with the above conditions the Auctioneer shall be at liberty to resell the lots by public auction or private sale without notice and deficiency if any together with all charges of the second sale, shall be made good by the defaulter.

**Mis-decriptions Act 1967**

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of J. R. Hopper & Co or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.
4. Any attending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make J. R. Hopper & Co not any other persons in their employment has any authority to make or give any representation or warranty whatever in relation to this property.